



Dalgarno Gardens,

North Kensington. W10 6AD

£1,350,000



A charming 3 bedroom period terraced house spread across two floors, with a south facing garden and the added benefit of adding potential value by converting the loft (subject to planning) .

The ground floor comprises a large double reception/dining room leading on to a generous eat-in kitchen, creating a light and engaging entertaining family area. There is a separate storage/utility room in the garden and a downstairs WC under the stairs.

Upstairs on the first floor are three double bedrooms with ample storage, and a spacious bathroom with separate bath and walk-in shower. The property has a stunning south facing garden, offering sunlight all day perfect for summer entertaining.



Dalgarno Gardens is a desirable street in the heart of North Kensington (K&C borough) with very close access to Little Wormwood Scrubs. The property is within easy reach of Portobello, Golborne Road and Westfield Shopping Centre including White City House, whilst being a short stroll away from Latimer Road Underground station for the Hammersmith, City and Circle lines. The A40 is also easily accessed for routes in and out of London.

Council Tax band: E

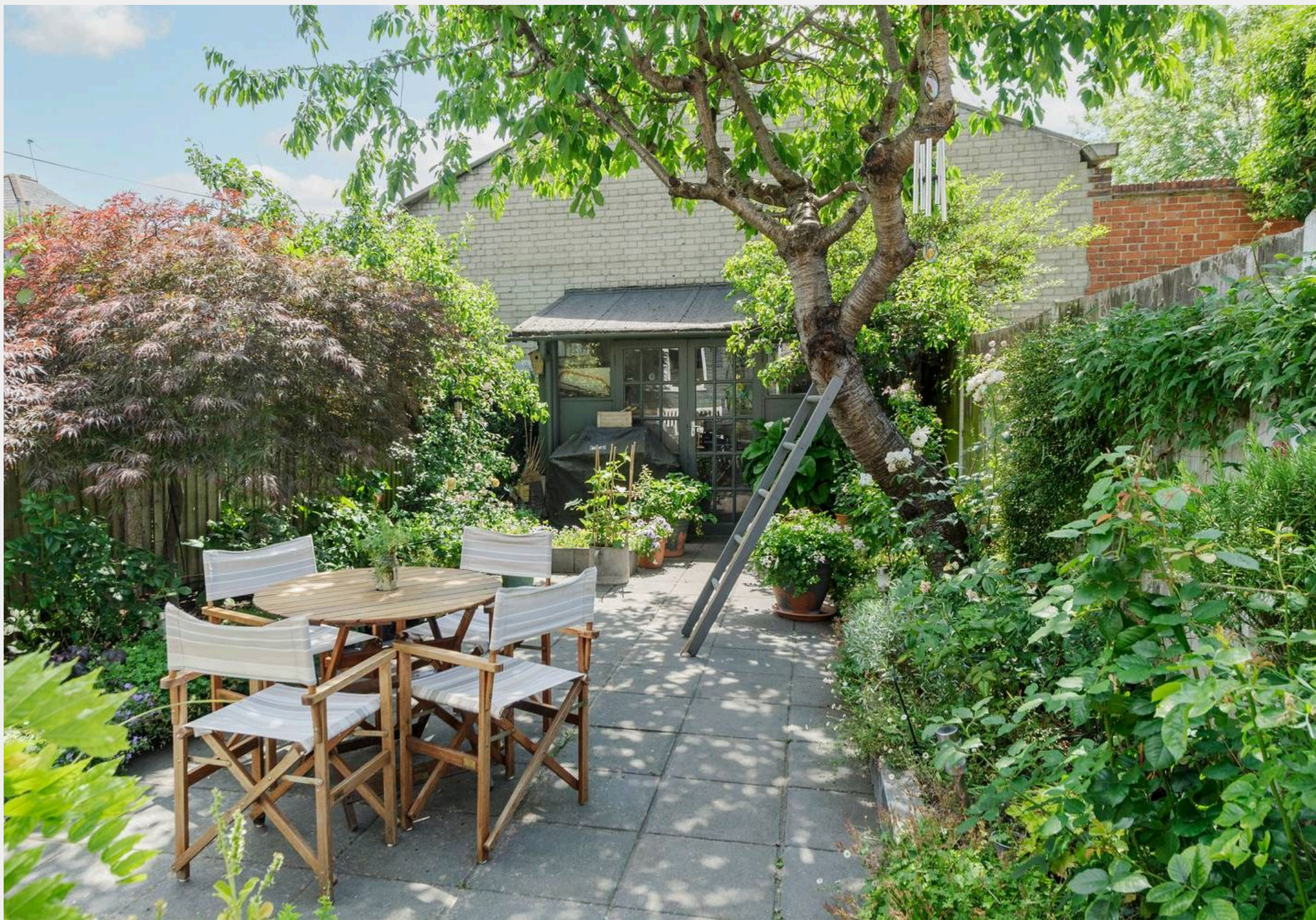
Tenure: Freehold

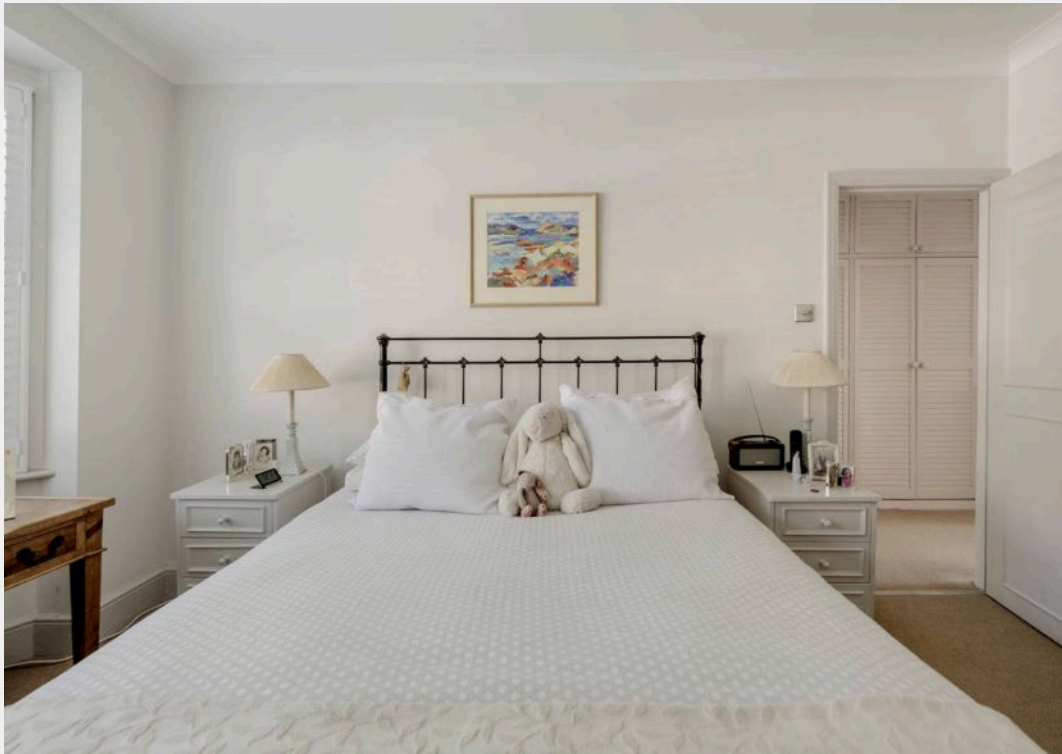
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Freehold mid terraced house
- South facing garden
- Close to local parks
- 3 bedrooms










## Dalgarno Gardens, W10

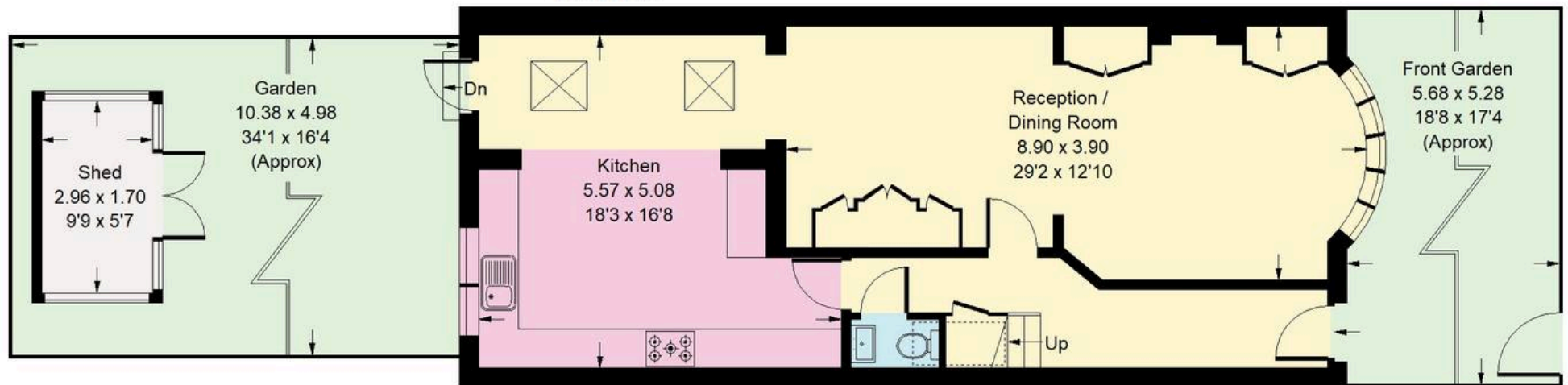
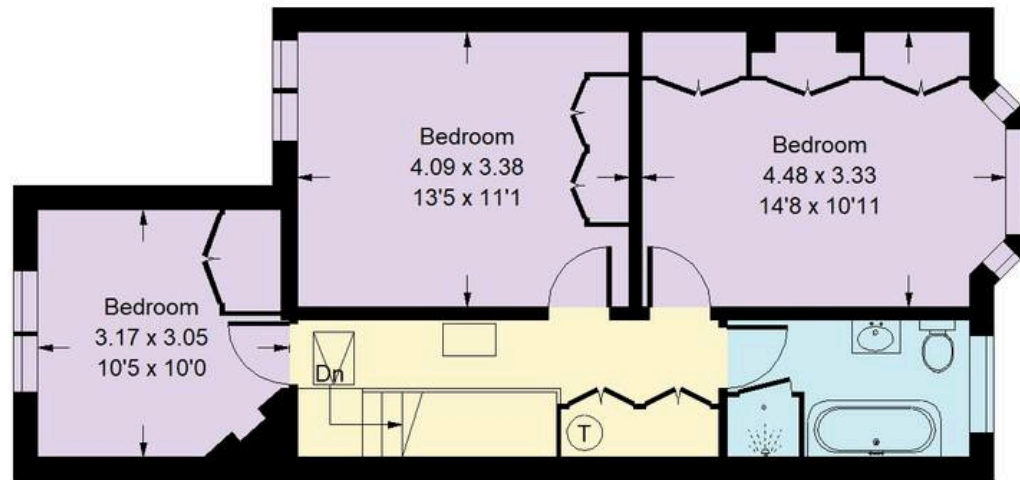
Approx. Gross Internal Area = 122.8 sq m / 1322 sq ft

Shed = 5 sq m / 54 sq ft

Total = 127.8 sq m / 1376 sq ft



 = Reduced headroom below 1.5 m / 5'0"



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.

No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.

Plan is for illustration purposes only, not to be used for valuations.



## Rigby & Marchant

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